
Development fees are one-time payments for public facilities based on the proportionate share of costs incurred for facilities needed to accommodate new development. Development fees relate only to capital facility expansions benefiting new development and are not to be utilized for rehabilitation efforts or operating expenses. Development fees must meet the requirements of the Arizona's Development Fees Act (Arizona Revised Statutes § 9-463.05) and restrictions that evolved from development fee case law, namely what is commonly referred to as the "rational nexus" test. The rational nexus test consists of three requirements: 1) needed capital facilities are a consequence of new development (i.e. demand); 2) fees are a proportionate share of the government's cost (proportionality); and 3) revenues are managed and expended in such a way that new development receives a substantial benefit (benefit).

Development Services fees include:

- Planning and Zoning
- Engineering
- Public Works
- Building Safety
- Permits
- Fire Safety

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For general information regarding these fees, please contact Brad Hinton at 520/316-6921.